

# **Rezoning Case 22-03**

**Windridge GI**

**Eastalco Growth Area**

**FCPC Public Hearing**

**February 8, 2023**





Frederick

Jefferson

Windridge

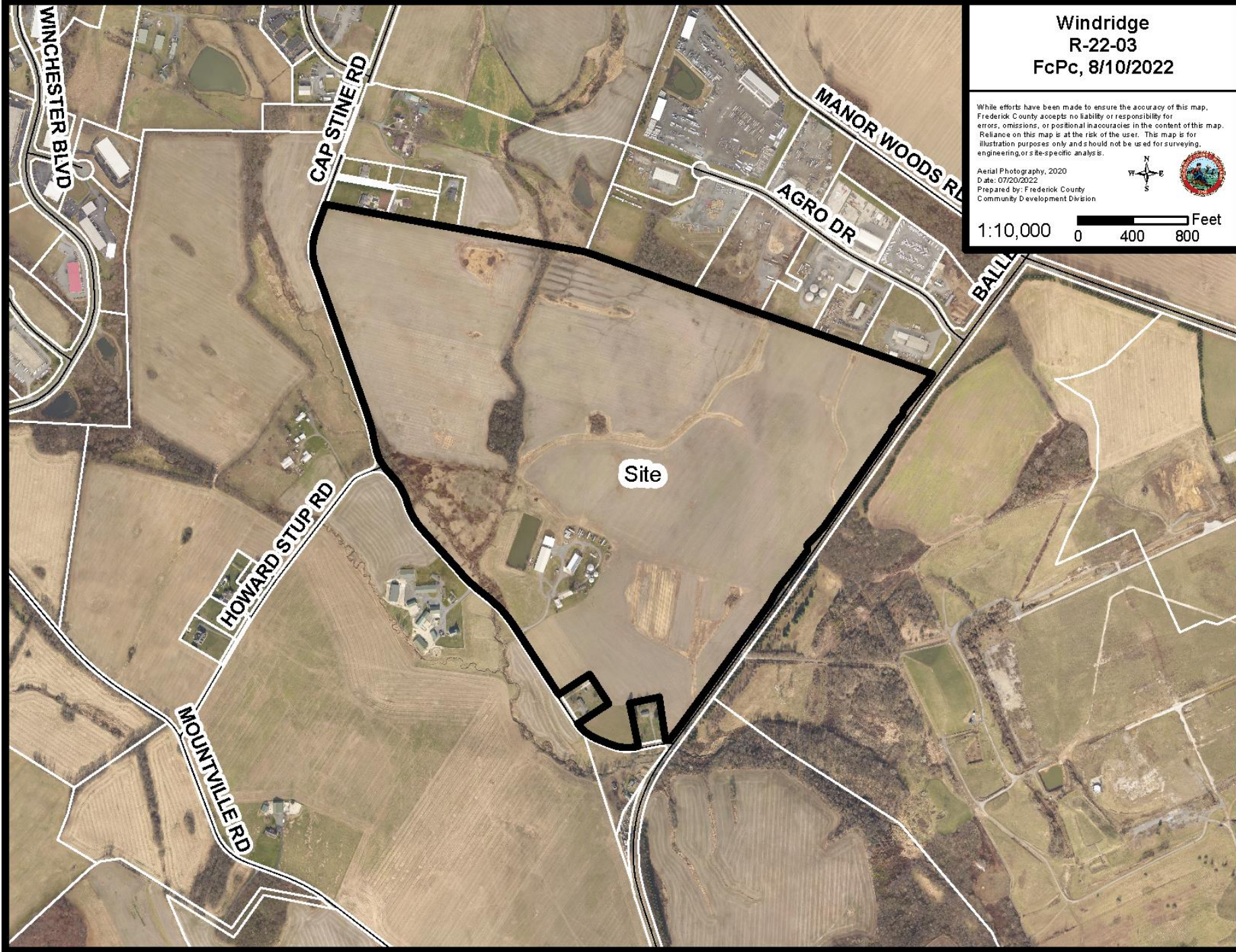
Buckeystown

Brunswick

Adamstown

LOUDOUN  
COUNTY  
VA





Windridge  
R-22-03  
FcPc, 8/10/2022

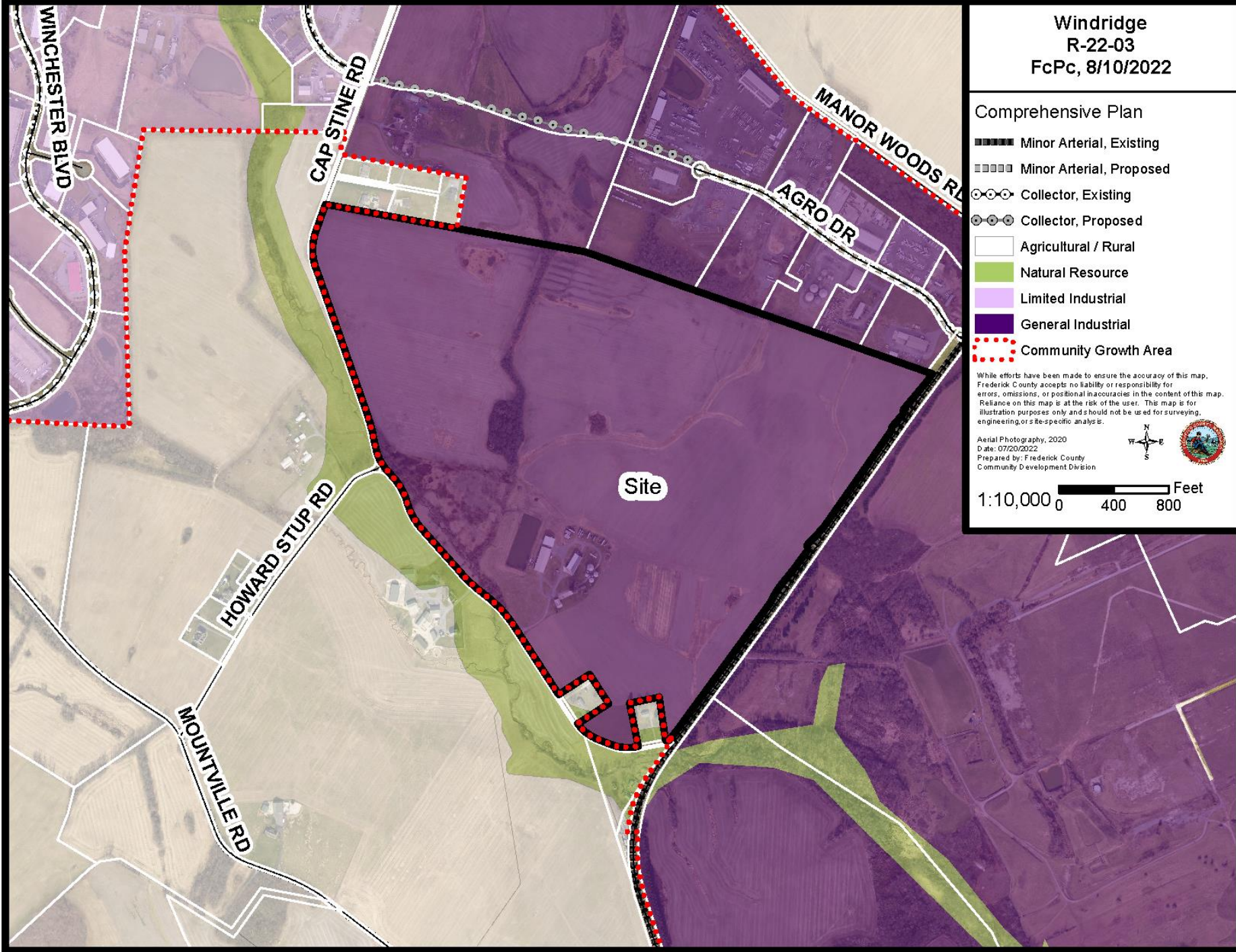
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Aerial Photography, 2020  
Date: 07/20/2022  
Prepared by: Frederick County  
Community Development Division



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Windridge  
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Comprehensive Plan

- Minor Arterial, Existing
- Minor Arterial, Proposed
- Collector, Existing
- Collector, Proposed
- Agricultural / Rural
- Natural Resource
- Limited Industrial
- General Industrial
- Community Growth Area

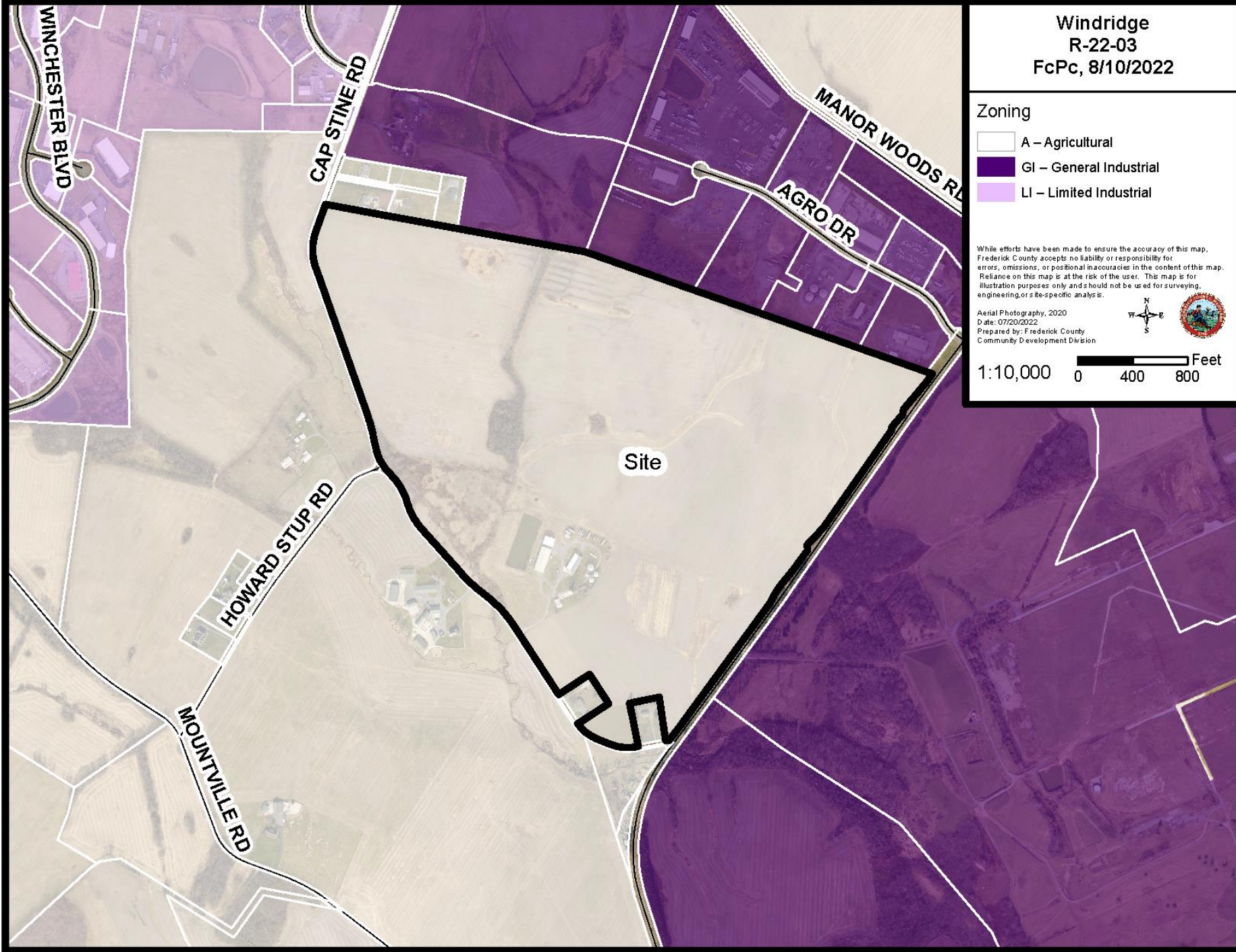
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Zoning

- A – Agricultural
- GI – General Industrial
- LI – Limited Industrial

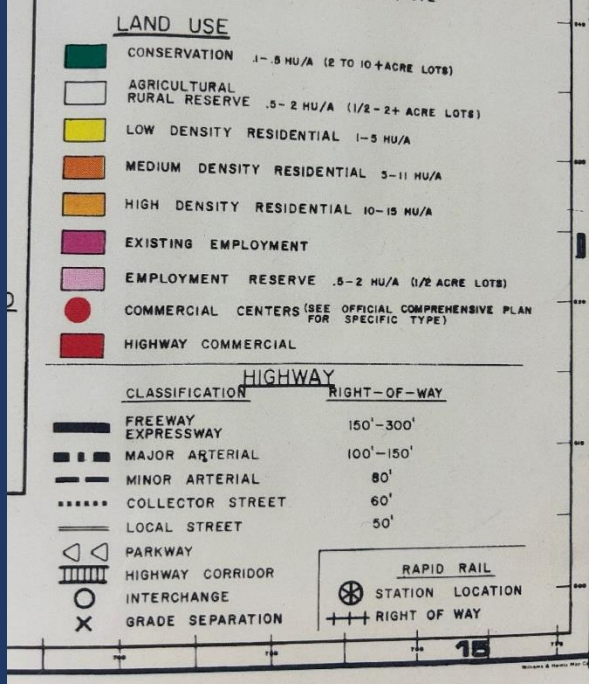
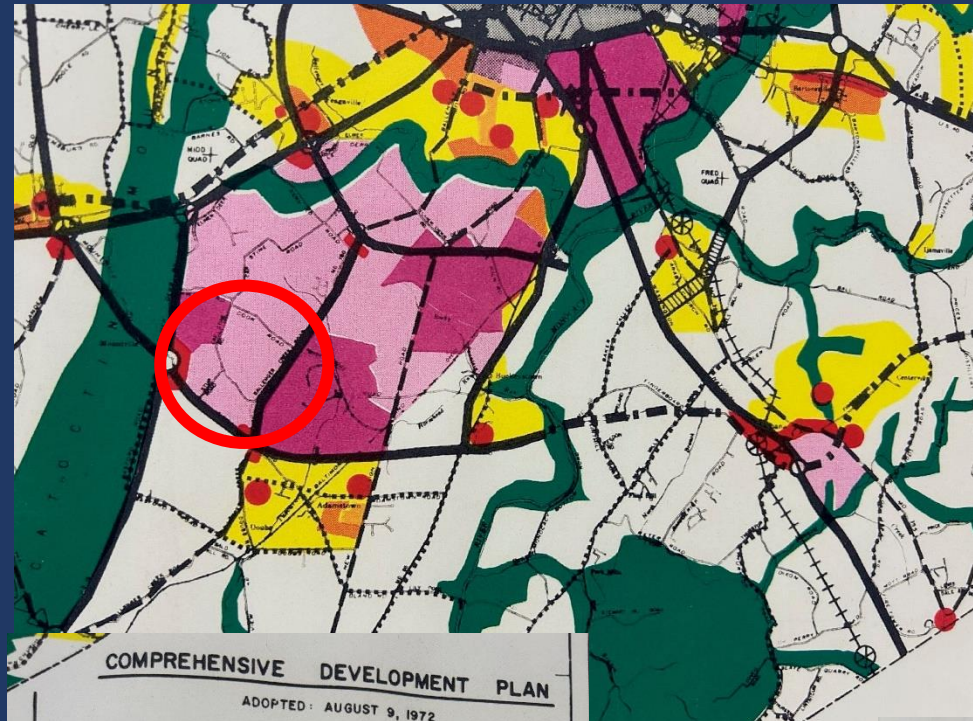
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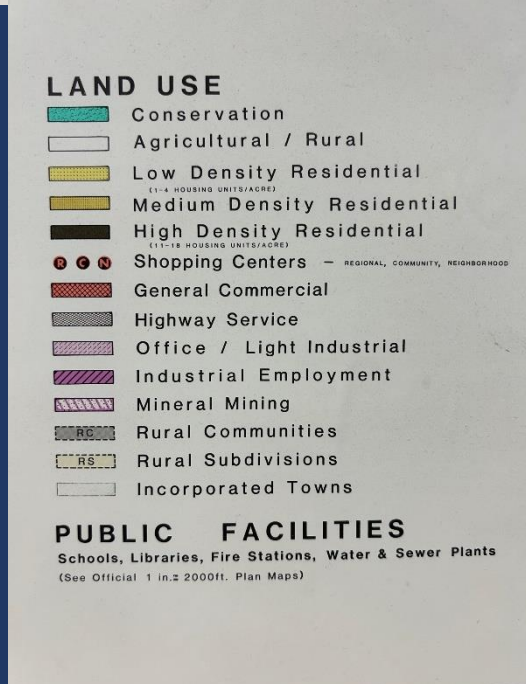
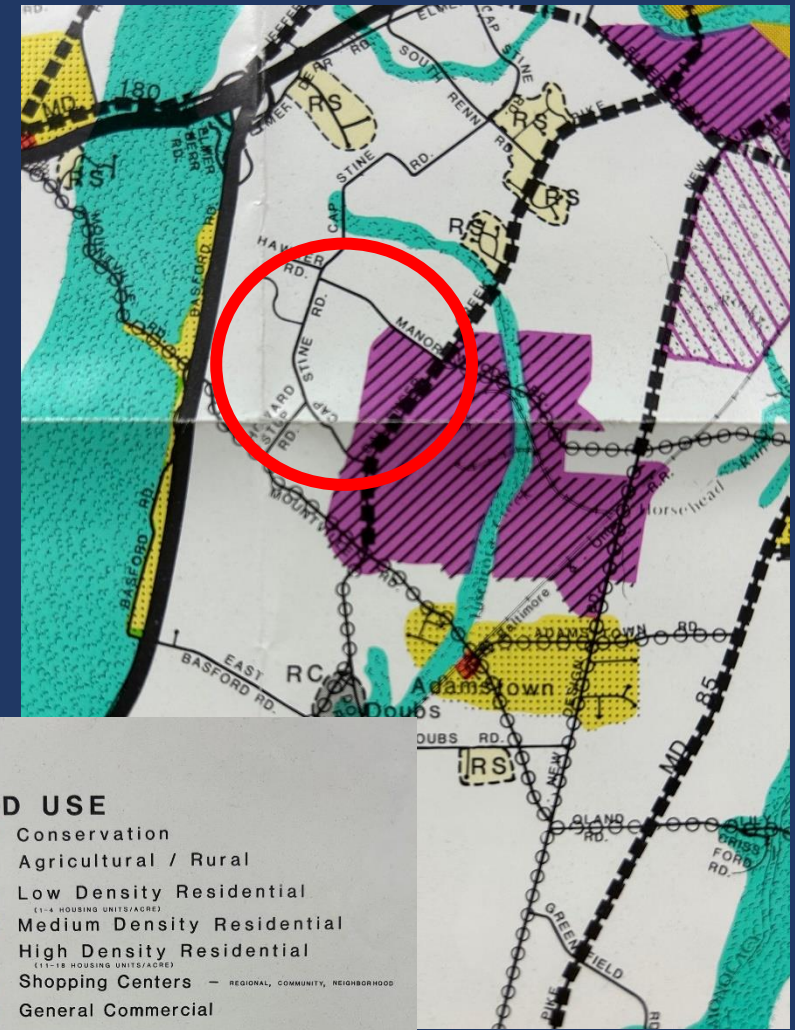


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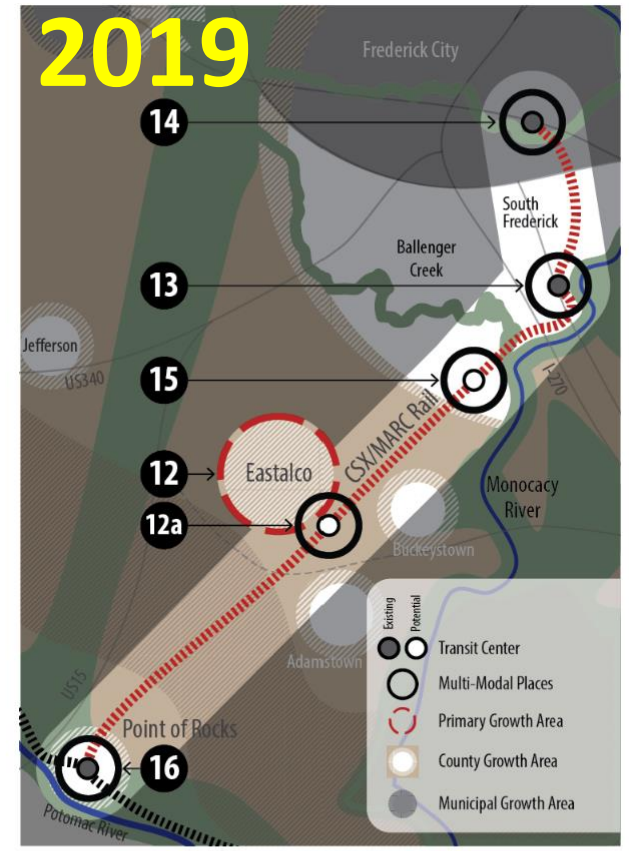


1972



1984

Figure 3: The Rail Corridor



- 12) Eastalco Growth Area
- 12a) Multi-Modal Development Surrounding Potential New MARC Station
- 13) South Frederick Triangle Redevelopment and Multi-Modal Center
- 14) Downtown Frederick Transit Center (MARC and TransIT)
- 15) Potential Multi-Modal Development Within Ballenger Creek East
- 16) Potential Multi-Modal Development in Point of Rocks in Proximity to Train Station
- Not shown: Brunswick City Multi-Modal Development

# General Approval Criteria for Zoning Map Amendments

- Consistency with the Comprehensive Plan
- Availability of current and planned public facilities
- Adequacy of existing and planned future transportation systems
- Compatibility with existing and proposed development
- Population change, including availability and location of land zoned to meet the ten-year need for residential development
- The timing of development, planned future transportation systems and planned public facilities
- Sensitive environmental resources have been identified and impacts to these resources are avoided or minimized to the maximum extent practicable
- Historic resources have been identified and impacts to these resources are avoided or minimized to the maximum extent practicable



# Additional Approval Criteria for Individual (Out-of-Sequence) Zoning Map Amendments

In addition to the criteria above, approval of a request for an individual zoning map amendment may be granted only where a finding has been made that there was:

- A **substantial change** to the character of the neighborhood where the property is located; or,
- A **mistake** in the existing zoning classification